

STRATHWHILLAN HOUSE

Strathwhillan Road, Brodick, Isle of Arran, North Ayrshire, KA27 8BQ




McEwan Fraser Legal
Solicitors & Estate Agents



Brodick (Arran's main village) has two Co-op supermarkets, a good selection of individual shops, restaurants, cafés and a full range of professional services including a medical centre. Brodick is the port from which regular sailings throughout the day, serviced by Caledonian MacBrayne, lead to the mainland at Ardrossan

Commuters and travellers now benefit from Road Equivalent Tariff (RET) ferry fares, which are substantially lower than before. Ardrossan has a mainline rail station, with trains to Glasgow that connect with the ferry times and is approximately thirty miles from Glasgow City Centre. Prestwick International Airport is sixteen miles to the south of Ardrossan, with Glasgow International Airport twenty-four miles east of Ardrossan

Lamlash, only a short drive away, is home to the Island's administrative centre, with the High School and hospital. It also offers a range of shops, restaurants and cafés. A frequent bus service runs around and across the island and, at Lochranza, there is the ferry terminus that allows quick access to the stunning West of Scotland via Claonaig. Kintyre here we come.



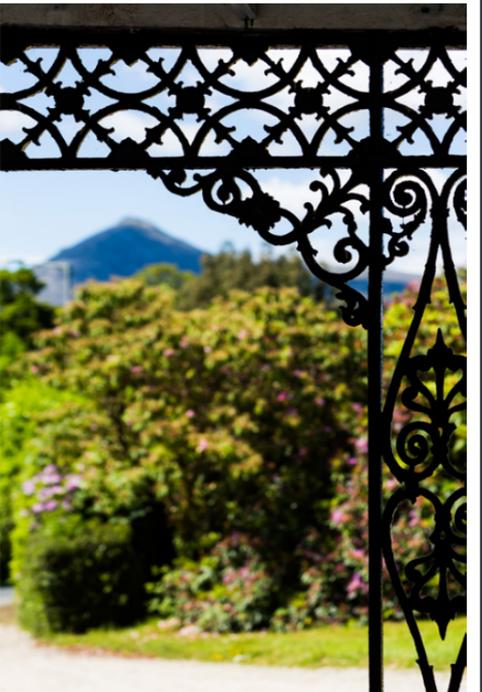
STRATHWHILLAN — HOUSE

Proudly positioned, elevated overlooking Brodick Bay, ‘Strathwhillan House’ is a very impressive, traditional villa, which was originally constructed around the 1850s on a mature and well-manicured plot. The property was previously used as a nursing home and has subsequently been used as a B&B since 1993, but would equally make a wonderful and spacious family/holiday home. It enjoys plenty of repeat custom due to its excellent and convenient location on this stunning Island. Just a five-minute walk from the ferry. There is no doubt it would still be suitable for a number of uses, going forward, including hospitality, residential, institutional or development within the grounds (STPP).

The property is set over two levels with the ground level being given to guests and the first floor for owner’s accommodation. It has the added bonus of a well maintained, two bedroom, attached bungalow (ideal for holiday rentals, permanent let or owners’ quarters) to the left of the host property, which provides additional and comfortable living accommodation

This property is unique. The traditional building has been well maintained both internally and externally, to create fantastic and flexible accommodation, which only a viewing will qualify, conforming to current fire regulations. The property is surrounded by easily maintained gardens. There is a gated driveway to the front providing off road parking for a number of guest vehicles. There is additional parking to the rear with access to a detached garage.

The sale of Strathwhillan House offers a superb opportunity to purchase a well-presented business, which is trading well, with huge potential for further expansion.

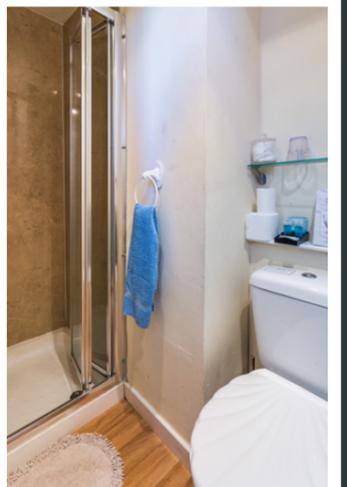


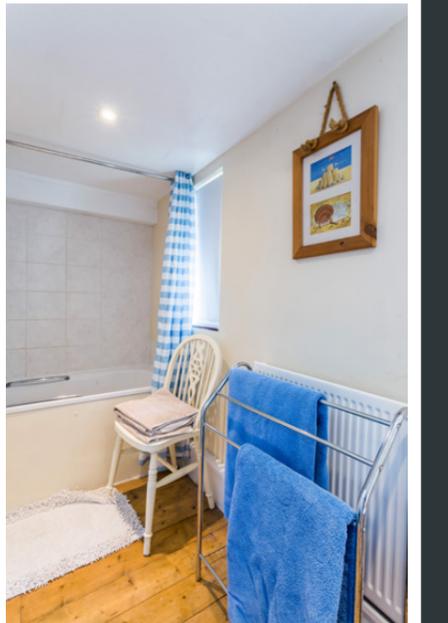


ACCOMMODATION GROUND FLOOR

- Guest lounge
- Guest breakfasting room
- Well equipped kitchen
- Laundry room
- Bedroom 1: Dual aspect. En-suite shower room
- Bedroom 2: En-suite shower-room
- Bedroom 3: Wash hand basin and sole use of the private bathroom (adjacent to Bedroom 4)
- Bedroom 4: En-suite shower-room
- Bedroom 5: Private bathroom







OWNERS ACCOMMODATION FIRST FLOOR

- Upper landing and independent access to the rear
- Lounge/Diner
- Kitchenette with storage (on upper landing)
- Family Room/Bedroom 2 (restricted head height)
- Four bedrooms
- Family bathroom
- Separate WC

Letting Rooms

The property has five letting rooms, three of which are en-suite, with the remaining two having sole use of a separate bathroom. The rooms comprise two double en-suite, one family en-suite, one twin room with family bathroom and one family room with private bathroom. All rooms have a complimentary refreshment tray with tea and coffee. All rooms have a TV.







A'Chir (Attached Bungalow)



A'CHIR

ATTACHED BUNGALOW

- Entrance hall
- Lounge
- Kitchen/Diner
- Two bedrooms
- Family bathroom with separate shower cubicle

NB - All services shared with the main house

The bungalow is currently let on a long term let, realising £600 PCM, including services. We understand the bungalow can remain tenanted or be vacated, offering separate owners' accommodation. This would allow the upper floor of the main house to offer additional B&B letting rooms or self-catering holiday lets.



“...THE ADDED BONUS OF A WELL MAINTAINED, TWO BEDROOM, ATTACHED BUNGALOW (IDEAL FOR HOLIDAY RENTALS, PERMANENT LET OR OWNERS' QUARTERS)...”





Services

Strathwillan House is connected to mains electricity and water. The property is heated by oil central heating.

Business

Strathwillan House B&B is an extremely well-run business that has been run by the current proprietors since 2006. The business was established in 1993 and purchased by the current owner in 2006. The property has been placed on the market due to the current proprietor's wish to retire from the tourist trade. The business trades throughout the year and benefits from a good mix of local and tourist trade. Room rates vary from £60-£89 depending upon room and season.

Trade

We are advised that trading accounts are available to all interested parties

Licence

The business trades with the benefit of a full licence and conforms to all fire regulations.

Fixtures and Fittings

A full inventory will be completed to detail all

personal items excluded from the sale or items subject to a lease.

Website

The present owner has already publicised the establishment, locally, nationally and internationally via Booking.com This means that anyone wishing to continue operating as a B&B establishment, will 'hit the ground running' as they will have immediate income/bookings at their disposal.

Price

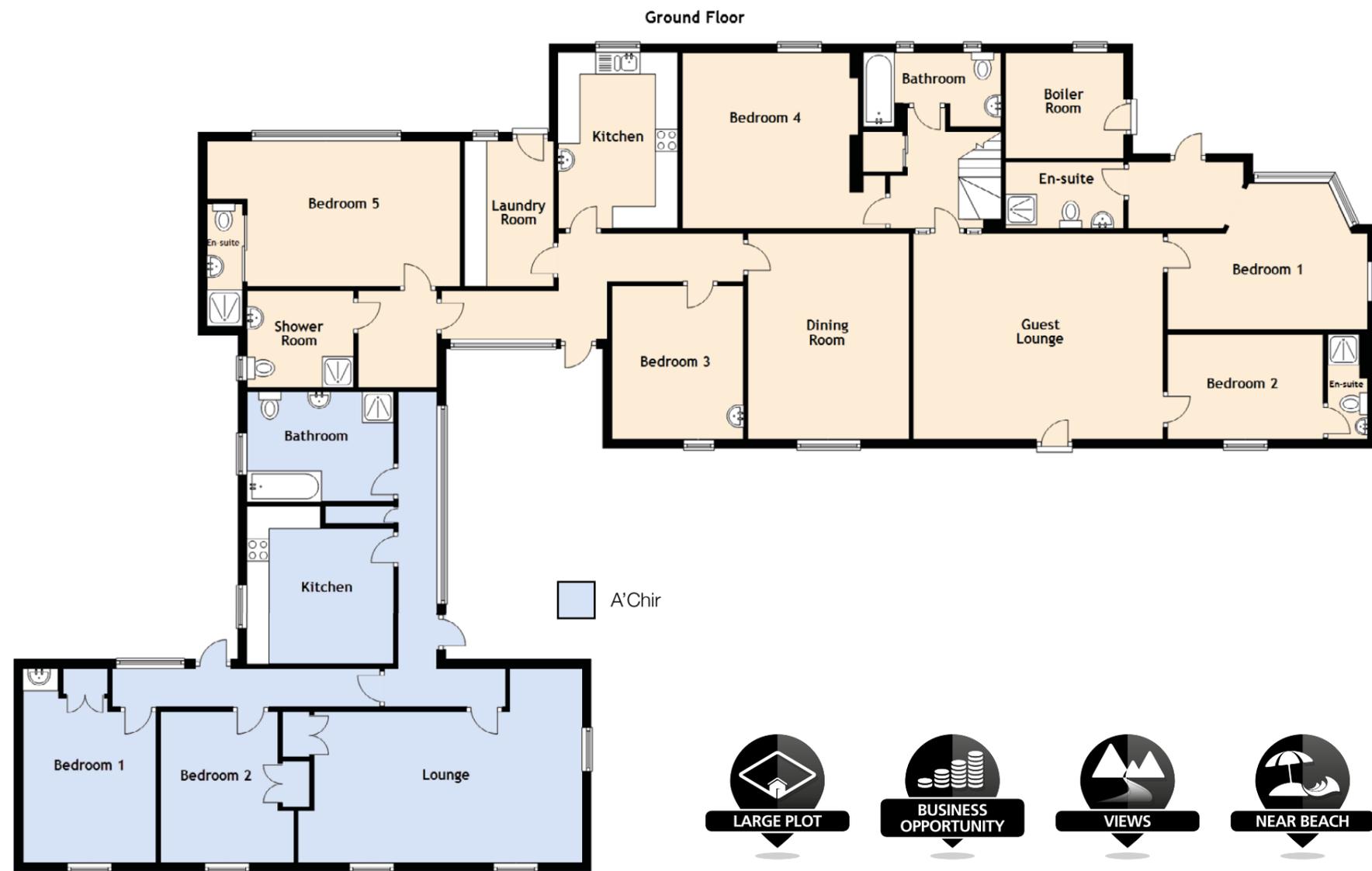
The price will be complete with goodwill and trade contents but excludes personal items. Stock at valuation.

Viewing

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through McEwan Fraser Legal

Additional Information

Only the upper accommodation in Strathwillan House is rated for council tax. The ground floor accommodation and A'Chir are commercially rated and at present North Ayrshire Council give small business relief, resulting in no payment.



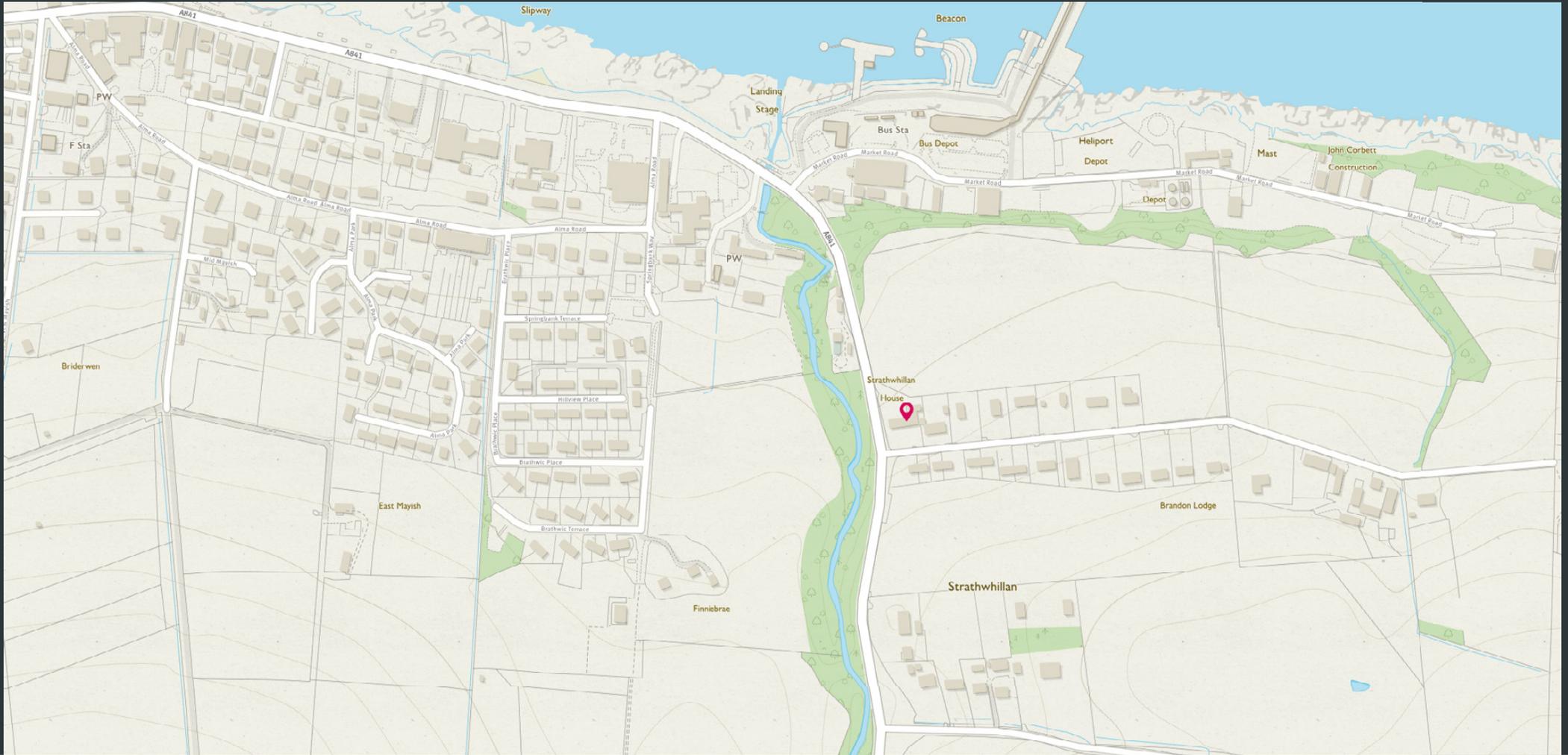
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Guest Lounge	5.20m (17'1") x 4.70m (15'5")
Dining Room	4.60m (15'1") x 4.05m (13'3")
Kitchen	4.00m (13'2") x 2.70m (8'10")
Laundry Room	3.30m (10'10") x 2.00m (6'7")
Bedroom 1	4.50m (14'9") x 3.50m (11'6")
En-suite	2.67m (8'9") x 1.50m (4'11")
Bedroom 2	4.50m (14'9") x 2.40m (7'10")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bedroom 4	4.00m (13'2") x 4.00m (13'1")
Bedroom 5	5.70m (18'8") x 3.30m (10'10")
Bathroom	3.10m (10'2") x 1.70m (5'7")
Shower Room	2.40m (7'10") x 2.20m (7'3")

First Floor (Owners Accommodation)	
Lounge	4.70m (15'5") x 4.50m (14'9")
Kitchen	5.20m (17'1") x 1.50m (4'11")
Bedroom 1	4.00m (13'1") x 4.00m (13'1")
Bedroom 2/Family Room	4.70m (15'5") x 3.10m (10'2")
Bedroom 3	4.70m (15'5") x 3.10m (10'2")
Bedroom 4	4.60m (15'1") x 3.10m (10'2")
Bedroom 5	3.60m (11'10") x 2.12m (6'11")
Bathroom	3.00m (9'10") x 2.90m (9'6")

A'Chir	
Lounge	3.42m (11'3") x 1.63m (5'4")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Bedroom 1	4.40m (14'5") x 3.00m (9'10")
Bedroom 2	3.30m (10'10") x 2.65m (8'8")
Bathroom	3.30m (10'10") x 2.50m (8'2")

Gross internal floor area (m²): 339m² | EPC Rating: F



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